

**FINAL - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORP. WORKSHOP
REGULAR MEETING OF TUESDAY, NOVEMBER 14, 2023**

AGENDA

1. CALL TO ORDER

President Kathy Meurin called the meeting to order at 4:02 PM.

2. ROLL CALL

Present: Kathy Meurin, Stuart Hansmann, Kristen Carden, Don Austin, Brian Cox, and Larry Hammonds (4:03 PM)

Absent: Shane Hines

Also in Attendance: Mayor Neal Linnartz

3. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Board on issues and items of concerns not on this agenda. There will be no Board action at this time.

None.

4. WORKSHOP ITEMS

A) Presentation, discussion and direction on the future development of the Gruene 16 property owned by the Economic Development Corporation

Jeff Jewell, Economic and Community Development Director, introduced this item and background on the Gruene 16 property the NBEDC acquired approximately seven years ago. Mr. Jewell introduced Andrew Knudtsen and Colton Harguth from Economic & Planning Systems, Inc. (EPS) who will serve as the consultants for the feasibility project.

Mr. Knudtsen provided a high-level summary of the services EPS offers and emphasized their work is data-driven. EPS provided a review of the economic vision of New Braunfels and reviewed economic and demographic trends unique to the New Braunfels community. The following categories of data were shared: Population, Households, Housing Tenure, Housing Age, Average Household Income, Household Income Distribution, Median Age, and Age

Distribution. EPS also provided data on Commercial Real Estate trends to include the retail, office, industrial, multifamily, and hospitality asset classes with a focus on inventory, rates, and vacancies throughout the New Braunfels community. To complete the data presentation, job sector data was reviewed.

A discussion occurred reviewing the needs, opportunities, and impediments for the Gruene 16 property and all of New Braunfels. Additional comments were made regarding the definition of success and the consultants requested if any additional data would be useful for this project.

Representatives from EPS answered questions from the Board.

5. **ADJOURNMENT**

Chair Meurin adjourned the meeting at 5:15 PM.

By: _____
KATHY MEURIN, PRESIDENT